

The **England Economic and Industrial Development District** met in Regular Session at its regular meeting place, the England Authority Board Room, 1611 Arnold Drive, England Industrial Airpark and Community, Alexandria, Louisiana, on **Thursday, December 17, 1998**, at 4:00 p.m. (Central Standard Time).

There were present: Mr. Michael Tudor, Chairman, Mr. Martin Johnson, Vice Chairman, Mr. Tom Fowler, Secretary/Treasurer, Mr. Gene Cotton, Mr. Lane Cripps, Mr. Alvin Mykoff, and Mr. Charles Stewart.

Absent: Ms. Bridgett Brown, Mr. Kit Provine and Mr. H. K. Stanley

Also present were: Mr. Jon Grafton, Executive Director, members of the England Authority staff, legal counsel, and members of the press and media.

Mr Tudor asked that we observe a few moments of silent prayer. Mr. Johnson led the Pledge of Allegiance.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by **Mr. Michael Tudor, Chairman**, who then stated that the England Economic and Industrial Development District was ready for the transaction of business.

MOTION TO APPROVE MINUTES

Motion by **Mr. Johnson**, seconded by **Mr. Cripps** to approve Minutes from the November 19, 1998 Regular Board Meeting. On vote, motion carried. **167-1998**

MOTION TO APPROVE PAYMENT OF ATTORNEY'S BILL

Motion by **Mr. Johnson**, seconded by **Mr. Mykoff** to approve payment of attorney's bill for the month of November, 1998. On vote, motion carried. **168-1999**

MOTION TO APPROVE PAYMENT OF KISATCHIE DELTA DUES

Motion by **Mr. Mykoff**, seconded by **Mr. Fowler** to approve payment of annual dues to Kisatchie Delta Regional Planning & Development District. On vote, motion carried. **169-1998**

MOTION TO AUTHORIZE PAYMENT TO SNOW, CHRISTENSEN & MARTINEAU FOR PROFESSIONAL SERVICES

Motion by **Mr. Cripps**, seconded by **Mr. Johnson** to authorize payment to Snow, Christensen & Martineau for professional services rendered through September 30, 1998 in EEIDD versus Public Safety Systems, Inc. case. On

vote, motion carried. **170-1998**

MOTION AUTHORIZING LEASE WITH APS

Motion by **Mr. Johnson**, seconded by **Mr. Mykoff** authorizing the Executive Director to sign Lease Agreement with Automated Prescription Systems, Inc. for space in building 900. On vote, motion carried. **171-1998**

MOTION TO AUTHORIZE WAIVER OF LANDLORD'S LIEN FROM IBM CREDIT CORPORATION FOR TIME TREND INC.

Motion by **Mr. Cripps**, seconded by **Mr. Mykoff** to authorize Executive Director to execute Waiver of Landlord's Lien from IBM Credit Corporation for Time Trend, Inc. for the building located at 1316 Mayer Avenue. On vote, motion carried. **172-1998**

MOTION TO ADVERTISE FOR BIDS FOR RENOVATION OF TIME TREND MANUFACTURING BUILDING

Motion by **Mr. Johnson**, seconded by **Mr. Stewart** to authorize advertisement for bids for renovation of the Time Trend Manufacturing building upon presentation of plans by engineer. On vote, motion carried. **173-1999**

Ms. Brown joined the meeting in progress.

ADDITIONS TO THE AGENDA

Motion by **Mr. Fowler**, seconded by **Mr. Johnson** to add the following items to the agenda:

1. Motion to authorize the Executive Director to negotiate and execute a Lease Termination Agreement with Landco, Inc. to terminate that certain lease, as amended, between the England Economic and Industrial Development District and Landco, Inc., dated, September 2, 1993, said agreement to contain, among other provisions, the following:
 - 1) Payment by the EEIDD to Landco, Inc. the sum of \$170,000;
 - 2) Assumption by the EEIDD of Landco's obligations under a Master Lease Agreement, dated, June 6, 1997, with Textron Financial Corporation for the lease purchase of 35 golf carts.
 - 3) "Triple Net" lease of club house located on golf course to Landco, Inc. for six months, effective January 1, 1999 at a rental of \$500.00 per month.

2. Motion to authorize the Executive Director to enter into and execute a lease between the England Economic and Industrial Development District and Landco, Inc. for Building #1150, the former Officer's Club, said lease to contain, among other provision the following:

- 1) Maximum term of 15 years, with no renewal option.
- 2) Annual rent of no less than 4% of gross sales or \$1,500 per month, payable monthly, whichever is greater.
- 3) Lease not assignable without written consent of lessor.
- 4) Lease to be "triple net", except that EEIDD will have roof inspected and will be responsible for repairs/replacement to roof and exterior support walls for first lease year.
- 5) EEIDD to make necessary "make ready" costs, as negotiated between parties, not to exceed \$100,000.00.

By unanimous vote the above items were added to the agenda.

MOTION TO NEGOTIATE AND EXECUTE A LEASE TERMINATION AGREEMENT WITH LANDCO, INC

Motion by **Mr. Fowler**, seconded by **Mr. Johnson** to authorize the Executive Director to negotiate and execute a Lease Termination Agreement with Landco, Inc. to terminate that certain lease, as amended, between the England Economic and Industrial Development District and Landco, Inc., dated, September 2, 1993, said agreement to contain, among other provisions, the following:

- 1) Payment by the EEIDD to Landco, Inc. the sum of \$170,000;
- 2) Assumption by the EEIDD of Landco's obligations under a Master Lease Agreement, dated, June 6, 1997, with Textron Financial Corporation for the lease purchase of 35 golf carts.
- 3) "Triple Net" lease of club house located on golf course to Landco, Inc. for six months, effective January 1, 1999 at a rental of \$500.00 per month.

After an explanation by Mr. Provosty concerning the above motion, the Chairman called for a vote, upon unanimous vote, the motion carried. **174-1998**

MOTION TO ENTER INTO AND EXECUTE LEASE WITH LANDCO, INC. FOR BUILDING #1150, THE FORMER OFFICERS CLUB

Motion by **Mr. Fowler**, seconded by **Mr. Cripps** to authorize the Executive Director to enter into and execute a lease between the England Economic and Industrial Development District and Landco, Inc. for Building #1150, the former Officer's Club, said lease to contain, among other provision the following:

- 1) Maximum term of 15 years, with no renewal option.
 - 2) Annual rent of no less than 4% of gross sales or \$1,500 per
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- month, payable monthly, whichever is greater.
- 3) Lease not assignable without written consent of lessor.
 - 4) Lease to be "triple net", except that EEIDD will have roof inspected and will be responsible for repairs/replacement to roof and exterior support walls for first lease year.
 - 5) EEIDD to make necessary "make ready" costs, as negotiated between parties, not to exceed \$100,000.00.

After an explanation by Mr. Provosty concerning the above motion, the Chairman called for a vote, upon unanimous vote, the motion carried. **175-1998**

COMMENTS OR QUESTIONS BY COMMISSIONERS

Mr. Tudor complemented Mr. Grafton, Mr. Hair and the staff for the beautiful Christmas decorations, the condition of the grounds on the Airpark, and the condition of the terminal during the recent tour of the Airpark with Senator Landrieu.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director, Director of Operations and Director of Economic Development gave brief reports on the status of their departments.

PUBLIC COMMENTS AND QUESTIONS

Mr. Tudor recognized Mr. Myron Lawson, former Commissioner of the England Authority and his newly appointed position as Chairman of the Board of Supervisors for Southern University. Mr. Johnson recognized Mr. Pat Dale also on the Board of Supervisors at Southern University. Mr. Fred Rosenfeld thanked Mr. Grafton, Mr. Hair and the England Authority staff for their assistance over the last five years in the day to day operations of the golf course.

Mr. Tudor asked that everyone present join the Commissioners and the staff of the England Authority at the Holiday Reception to be held at the Recreation Center.

There being no further business to come before the board, the meeting was adjourned.

Michael Tudor, Chairman

*England Economic & Industrial Development District
Board of Commissioners*

Tom Fowler, Secretary-Treasurer
England Economic & Industrial Development District
Board of Commissioners